

**North Lincolnshire
Local Plan
(2020 to 2038)**

Mineral Sites

**Site Selection
Methodology**

July 2018

1 INTRODUCTION

- 1.1 North Lincolnshire Council is the minerals planning authority for its area. This means that we have to plan for a steady and adequate supply of minerals to meet future demand in our area as well as contribute to the overall national supply. To meet these future needs the North Lincolnshire Local Plan (2020 to 2038) will need to include suitable sites or areas to allocate for extraction to meet these demands. Accordingly we must identify and assess potential mineral sites and, from a list of potential options, select those most suitable for allocation.
- 1.2 This paper sets out how potential mineral sites will be identified and assessed as part of the Local Plan process. The methodology provides the steps to be carried out to gather robust evidence to inform the selection of allocations. It is important that the principles established by the methodology accord with the requirements of the National Planning Policy Framework (NPPF).

2 CONTEXT

- 2.1 Minerals are essential to the nation's prosperity and quality of life. It is important that there is an adequate and steady supply of material to provide the infrastructure, buildings and goods that society, industry and the economy needs. It is also important that this provision is made in accordance with the principles of sustainable development.
- 2.2 Paragraph 143 of the NPPF requires that Local Plans should allocate sites to promote development and flexible use of land. Specifically in relation to planning for minerals, the NPPF states that Mineral Planning Authorities should plan for a steady and adequate supply of minerals (both aggregates and industrial minerals) and make provision them in the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate.
- 2.3 Government guidance on the supply of minerals (both aggregates and industrial minerals) is set out within the National Planning Practice Guidance notes that planning for the supply of minerals has a number of special characteristics that are not present in other development:
 - minerals can only be worked (i.e. extracted) where they naturally occur, so location options for the economically viable and environmentally acceptable extraction of minerals may be limited. This means that it is necessary to consider protecting minerals from non-minerals development and has implications for the preparation of minerals plans and approving non-mineral development in defined mineral safeguarding areas;
 - working is a temporary use of land, although it often takes place over a long period of time;
 - working may have adverse and positive environmental effects, but some adverse effects can be effectively mitigated;
 - since extraction of minerals is a continuous process of development, there is a requirement for routine monitoring, and if necessary, enforcement to secure compliance with conditions that are necessary to mitigate impacts of minerals working operations; and
 - following working, land should be restored to make it suitable for beneficial after-use.
- 2.4 The PPG also states that provision for minerals including land won aggregates and industrial minerals extraction should take the form of specific site allocations, wherever possible, but the identification of preferred areas and/or areas of search may be appropriate (see definitions below).

Specific Sites	Sites with existing and viable mineral resources and with a clearly defined boundary where development is acceptable in principle.
Preferred Areas	Clearly defined areas of known resources, but are subject to a lesser degree of precision with regard to the definition of the actual site, which may be suitable in principle for development. Preferred Areas may need to be subject to a more detailed evaluation to identify the extent of the development area with more precision
Areas of Search	Likely to be more geographically extensive areas, generally defined with a lesser degree of precision than Preferred Areas and are likely to be characterised by less robust information about the extent and viability of the potential resource. They are intended to direct potential developers to areas where suitable sites may be located and where support in principle, subject to identification of a suitable site, is likely to be provided by the planning authority.

- 2.5 In addition to national policy, minerals development in North Lincolnshire is currently guided by policies set out in the adopted Core Strategy DPD (June 2011) (in particular policy CS21) and the saved policies of the North Lincolnshire Local Plan (May 2003). All minerals policies in the 2003 Local Plan were “saved” by the Secretary of State in 2007 until such time as they are replaced by the North Lincolnshire Local Plan (2020 to 2038).

3 OUR MINERALS

- 3.1 North Lincolnshire’s geology ensures the presence of several different mineral resources in the area. These include sand and gravel, limestone, chalk, silica sand, clay, ironstone and peat as well as hydrocarbon (oil and gas) deposits. We have five quarries extracting either chalk or limestone and four extracting either sand and gravel, and silica sand. The material is used for both aggregate (construction) and non-aggregate purposes (lime manufacturing, cement manufacturing and industrial purposes) Ironstone extraction ceased some time ago, as has peat extraction. Clay extraction for brick and tile manufacturing has taken place in the Isle of Axholme and along the southern bank of the Humber Estuary. Clay and shale are also extracted at South Ferriby as a raw material for cement manufacture. There is one operational oil well, to the north east of Scunthorpe.
- 3.2 The British Geological Survey (BGS) [report on mineral resources in former Humberside area](#) and its [accompanying map](#) identifies the type and extent of the minerals present in North Lincolnshire.

Quarry/Extraction Site	Material
Barton Tileyards East	Clay
Cove Farm Quarry	Sand
Crosby Warren	Oil
Eastfield Farm	Silica Sand
Kettleby Parks Quarry*	Sand & Gravel
Kirton Quarry	Limestone
Manton	Clay
Manton Quarry	Limestone
Melton Ross Quarry	Chalk
Messingham Quarry	Silica Sand
Slate House Quarry	Limestone
South Ferriby Quarry	Chalk
South Ferriby Quarry	Clay & Shale

*Kettleby Parks Quarry straddles the boundary between the North Lincolnshire Council and Lincolnshire County Council areas.

- 3.3 The BGS mapping also shows mines and quarries (operational and historic) (as of 2005), together with details of the material quarried or extracted. Discussions will need to take place with brick and tile manufacturers to ascertain the status of the clay extraction sites in the area.

4 MINERAL REQUIREMENTS

- 4.1 As required by the NPFF, our future demand for aggregates is established in the Local Aggregate Assessment (LAA). This is produced jointly for the Humber area by East Riding of Yorkshire Council, Hull City Council, North East Lincolnshire and North Lincolnshire Council. Doing so recognises that minerals are a larger than local issues and forms part of the Duty to Co-operate under the Localism Act 2011. The authorities also form part of the wider Yorkshire & Humber Aggregates Working Party (YHAWP).
- 4.2 The requirements identified in the LAA are based on the average 10 year aggregate sales data, alongside other relevant local information. The 2017 version of the LAA is currently being prepared. Information is based on annual surveys of mineral operators in the Humber regarding sales and reserves. This information is also used by YHAWP to prepare its annual monitoring report.
- 4.3 We are required to ensure that landbanks are maintained for sand and gravel, crushed rock, silica sand (industrial sand) and clay in order to support growth and meet our apportionment. The length of these landbanks are:
- Sand & Gravel – 7 years

- Crushed Rock – 10 years
- Silica Sand – at least 10 years for individual silica sand sites
- at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required
- at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln

5 NORTH LINCOLNSHIRE LOCAL PLAN (2017 TO 2036) - CALL FOR SITES

- 5.1 As part of the early stages of the Local Plan preparation, a Call for Site exercise took place between February and April 2017. Of the submissions received, 10 sites were proposed for mineral extraction (see Table 1). A further Call for Sites exercise took place at the Issues & Options stage (January to March 2016), with three sites being proposed (see Table 2)

Call for Sites Reference	Proposed Site	Proposed Use
10ZQM	Land south of A1077, to the west of South Ferriby cement works.	Site Allocation – Clay
4ZTO3	Land extending to approximately 15ha. lying to the north and west of Hibaldstow Quarry, off Redbourne Road, Hibaldstow	Site Allocation – Limestone (Extension to existing quarry)
8KZE3	Land off Middlegate Lane, South Ferriby	Site Allocation – Chalk
ABSRS	Land to the north of Composition Lane, Winteringham.	Site Allocation – Silica Sand
JUCBG	Ellerholme Farm, Wroot Road, Finningley, Doncaster	Site Allocation – Sand & Gravel
KFZWG	Hibaldstow Quarry, Hibaldstow	Site Allocation – Limestone (Extension to existing quarry)
OZYUA	Land to the south of Composition Lane and East of Ermine Street, Winteringham, DN15 9LZ	Site Allocation – Silica Sand
RZARY	Land to the east of Holme Lane, Nr Scunthorpe	Site Allocation – Industrial Silica Sand
TEQPK	Land south of A1077, Eastfield Farm, Winteringham, DN15 9LZ	Site Allocation – Silica Sand
YMNEY	Land at Northmoor Road / Butterwick Crossroads (Catchwater Crossroads)*	Site Allocation – Silica Sand

* Minerals extraction was third proposed use for this site. The other proposed uses were Residential (Market Housing) and Sport/Leisure

Call for Sites Reference	Proposed Site	Proposed Use
IY2AN	Land North of Brigg Road, nr Messingham DN21 4JX	Site Allocation – Silica Sand
DJ3RK	Land at Greetwell North	Site Allocation – Silica Sand
4LG95	Land off High Levels Bank, Belton, Scunthorpe, DN17 BP*	Site Allocation – no mineral specified

* Minerals extraction was third proposed use for this site. The other proposed uses were Energy Generation and Waste Management

- 5.2 It should be noted that the North Lincolnshire Local Plan (May 2003) identified and safeguard a number of sites/areas for future mineral extraction in order to contribute towards supply. These were for sand and gravel, silica sand and brick clay. No areas were identified for crushed rock. It is likely these will need to be considered as part of the overall site selection process.

NLLP Policy Reference	Site Name/Location	Mineral
M12-1	Land west of Willow Holt Farm, Fiixborough	Sand & Gravel
M12-2	Land at Cove Farm, Haxey	Sand & Gravel

M15-1	Land adjacent to and east of Barrow Tileries, Barrow upon Humber	Clay
M15-2	Land adjacent to and north of Far Ings Road, Barton upon Humber	Clay
M15-3	Land north of South Marsh Farm, east of Falkland Way, Barton upon Humber	Clay
M15-4	Land west of Low Melwood Farm, adjacent to C204, between Epworth & Owston Ferry	Clay
M19-1	Land adjacent to North Moor Road, Messingham	Silica Sand
M19-2	East of Scallow Grove, Messingham	Silica Sand
M19-3	Land adjacent/west of the Lincoln Edge, north west of Manton	Silica Sand
M19-4	Land at Black Nook Wood	Silica Sand
IG9	Ironstone Extraction (East & North of Scunthorpe)	Ironstone
IG10	Crosby Warren*	Oil Extraction

*Operational hydrocarbon sites will need to be identified on the emerging Local Plan policies map in due course.

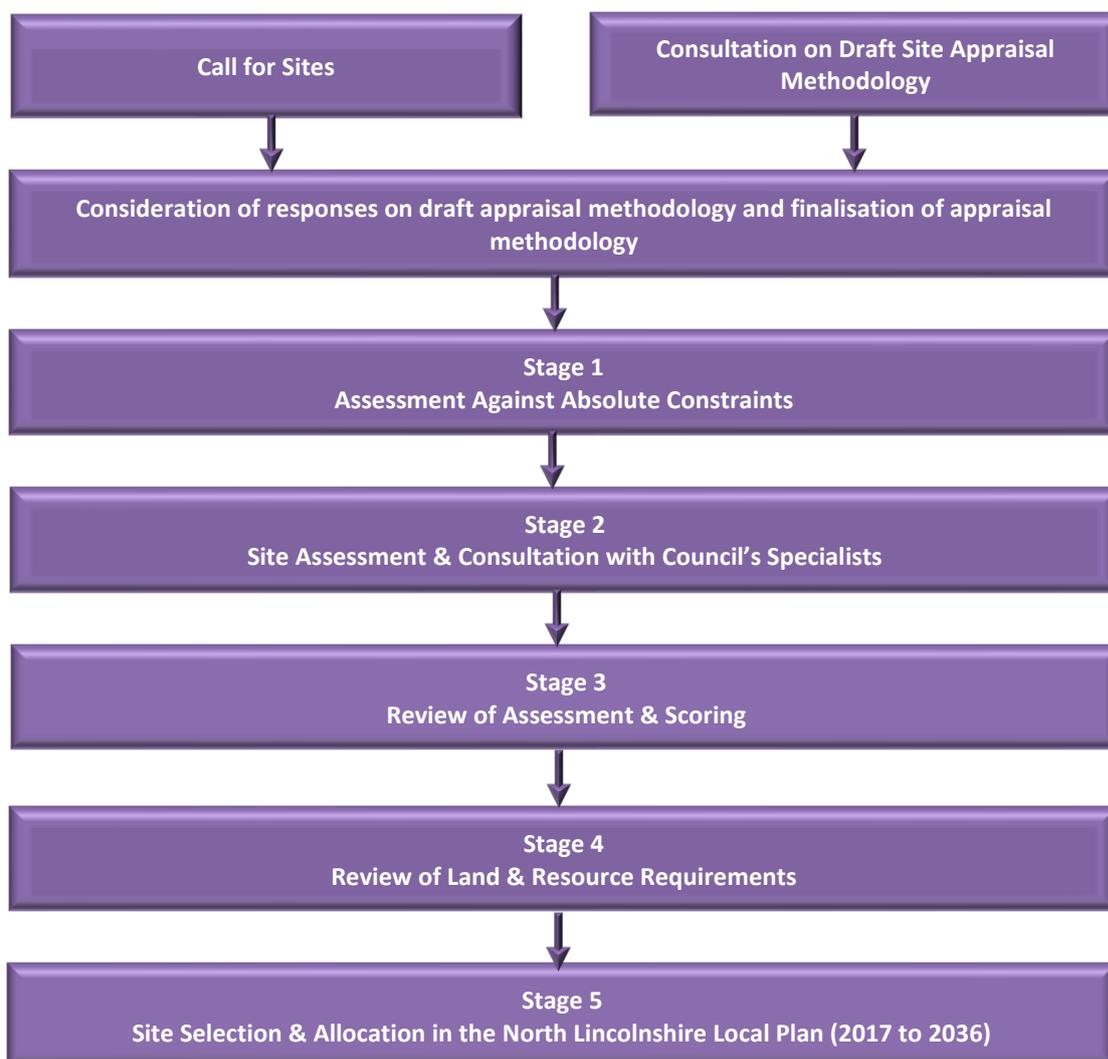
6 CONSULTATION

- 6.1 A draft version of the Site Selection Methodology was circulated for comment to a range of selected stakeholders. This included mineral site owners and operators in North Lincolnshire, those who put forward sites for consideration as part of the Call for Sites exercise (February to April 2017) and statutory bodies. 12 responses were received. The majority of respondents supported the methodology. However, a number of specific comments were made regarding the proposed scoring system and how it would be used in decision-making. There were concerns that the proposed scoring mechanism may result in suitable sites being excluded due to anomalies arising from this mechanism.
- 6.2 Based on the comments received this, and from examining practice in other mineral planning authorities, it was decided to re-examine the use of a scoring/ranking system and revise the site assessment form. This moves away from a scoring and ranking system based on a "Red, Amber, Green" analysis. This new approach allows for all relevant information on a site to be clearly set out and considered, and for professional judgement to be used in selecting preferred sites for minerals.
- 6.3 A number of respondents considered that it is essential for an ongoing dialogue to take place between the council and site promoters as well as statutory bodies as work on the Local Plan progresses. A number of other comments highlighted issues that would need to be addressed as part of developing the minerals planning policy framework.

7 SITE SELECTION/ASSESSMENT METHODOLOGY

- 7.1 The suitability of a site is influenced by national planning policy, local planning policy (where policy is up to date and consistent with the NPPF) and other factors including physical constraints affecting the site, the impacts of the development of the site, the proposed use and location and the impacts on amenity and environment of neighbouring areas. In the case of minerals, it is likely demand will also be a factor.
- 7.2 The site selection methodology as detailed in Figure 1 (below) will be used to assess all sites submitted as part of the Call for Site exercises. The sites will be assessed using a five stage process:
- Stage One: Desktop site assessment against a set of absolute constraints including site availability, resource and potential impact on designations.
 - Stage Two: Detailed site suitability assessment against a set of broad discretionary criteria. This will include further consultation with relevant specialists within the Council.
 - Stage Three: Internal review of assessments.
 - Stage Four: Review of landbank and resource requirements through update of Local Aggregate Assessment using 2016 sales and reserve data, where available.
 - Stage Five: Final report on outcome of assessment and recommendations for site allocation.

FIGURE 1: PROPOSED SITE APPRAISAL & SELECTION METHODOLOGY



Stage One: Absolute Constraints

- 7.2 In order for a site or area to move forward to stage two of the site appraisal process, there are a number of criteria that must be met. These criteria are absolute and provide a means of removing unsuitable sites from the site selection process. This stage of the process operates on a 'yes/no' basis.
- 7.3 If a site or area is affected by any of these absolute constraints it will not be carried forward for further detailed assessment and will be removed from the site selection process.

Table 4: Stage One: Absolute Constraints		
1. Is the site available and deliverable within the Plan period (2017 – 2036)?	Yes	No
2. Is there sufficient evidence of the availability of the resource i.e. is the site likely to contain a viable resource which could contribute to future minerals resource requirements?	Yes	No
3. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?	Yes	No
4. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?	Yes	No
5. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?	Yes	No

6. Is the site within the functional floodplain (Flood Zone 3b)	Yes	No	
7. Is the site located within Ancient Woodland?	Yes	No	
8. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)	Yes	No	
All Green	Site or area has the potential to be suitable site	Any Red	Site is affected by an absolute constraint. Site must be excluded from the site appraisal process

- 7.4 It is important that evidence is provided to clearly set out the presence of the relevant mineral resource. BGS resource mapping will assist in this process as it identifies the broad extent of resource. However, evidence needs to be provided regarding the quantity and quality of the mineral resources, together with information regarding the likely potential resource at the site.
- 7.5 In allocating sites within a Local Plan for any use, it is essential that they are available and deliverable. It must be proven that the resource is capable of contributing to the provision of a steady and adequate supply of aggregate and industrial minerals during the Plan period (2020 - 2038). To assist us in understanding whether a site is likely to be delivered, we need to know whether there is an agreement (preferably in writing) in place between the proposer and the landowner (if different) for mineral development on the site. Also we will need a commitment or indication from industry that the site is likely to be brought forward during the plan period. This could take the form a broad indication as to when extraction may commence. For example, proposers could state that sites are likely to come forward in a time period e.g. 0 to 5 years, 5 to 10 years, 10 to 15 years, beyond 15 years.
- 7.6 If the development of a site is likely to give rise to significant adverse impacts on any of the criteria set out above it will not be taken forward for consideration at stage two. If a site scores green against all criteria it will automatically be carried forward for consideration in stage two of the site appraisal process against a broader range of criteria. Where the outcome of the stage one screening is unclear (in situations where the information is unavailable or unknown) the site will be taken forward to stage two and further enquiries made.
- 7.7 Where a site that has been put forward by a landowner and/or industry representative is screened out at stage one, the promoter will be notified and given the opportunity to provide further evidence as to why the site should be carried forward to stage two.

Stage Two: Site Assessment

- 7.8 The second stage of the site appraisal process involves a more detailed assessment of the suitability of those sites carried forward from stage one. Each site will be assessed against a broad range of criteria (see below) that will allow us understand and assess potential impacts of their potential development and their potential acceptability of mineral extraction. They are similar to those in stage one, however not meeting one or more of these discretionary criteria does not necessarily prevent development. Using these criteria allows us to undertake a balanced assessment of the likely overall impacts of development and therefore the potentially suitability of the site for allocation. Professional judgement and knowledge will also inform the decision making process.

Amenity Emissions &	Mineral development can give rise to a number of impacts on the amenity of the surrounding properties and land uses. The principle amenity impacts are from noise, dust, vibration and light. The exact nature of these impacts will depend upon the mineral being extracted, and the processes used to do so, together with the design and nature of the site. However, this is a key factor in determining whether or not a site is deliverable. The council's Environmental Health team will be asked to provide a broad assessment of the potential impacts of proposed mineral sites.
Aircraft Hazard	There are potential airfield safety and long term operational issues relating to minerals development within the proximity of aerodromes and airports. The most common hazard arising from minerals and waste development is bird strike. 116 There is only limited scope for taking action on aerodromes to counter hazards such as bird strike, and safeguarding may be the only effective means of reducing the risk to aircraft in flight. The primary aim is to guard against new or increased hazards caused by development. Mineral extraction and quarrying can also create a bird hazard because, although these processes do not in themselves attract birds, the after-use of sites can include landfill or the creation of wetland. In order to protect aerodromes, safeguarding maps include, in addition to the requirements related to the height of buildings and structures, a 13 kilometre radius for both civil and military aerodromes.

<p>Biodiversity & Geodiversity</p>	<p>The impact of mineral extraction on ecological features and the natural environment is an important consideration. The assessment will consider the impact of development a range of nationally and locally designated sites for nature conservation and geodiversity. In particular, it will examine the proximity of such areas (listed below) to the proposed site.</p> <ul style="list-style-type: none"> • National Nature Reserves (NNR) • Local Nature Reserves (LNR) • Local Wildlife Sites/Sites of importance for Nature Conservations (LWS/SNCI) • Local Geological Sites/Regionally Important Geological Sites (LGS/RIGS) • Priority habitats, veteran trees, ecological networks; • Priority and/or legally protected species populations. <p>Sites with national or international protection will have already been excluded from the assessment at the first stage. However, other sites in close proximity or with links to these sites may still result in a detrimental impact which cannot be mitigated. Where mitigation is possible, these sites could be assessed as an amber impact. Compensatory provision is not an option for the top five bulleted designations as compensatory measures are only appropriate where an overriding national need for development has been demonstrated.</p> <p>Sites which could have a detrimental impact on the other designated sites listed above will be regarded as a red impact if mitigation or compensatory provision cannot be provided. Where mitigation or compensatory provision can be provided sites will be assessed as having an amber impact.</p> <p>Priority habitats and species are those listed under Section 41 of the Natural Environment and Rural Communities Act, 2006 and UK Biodiversity Action Plan (UK BAP).</p> <p>Ecological networks are coherent systems of natural habitats organised across whole landscapes so as to maintain ecological functions. A key principle is to maintain connectivity - to enable free movement and dispersal of wildlife e.g. badger routes, river corridors for the migration of fish and staging posts for migratory birds).</p> <p>Natural England and in-house ecologists where possible will be consulted on sites to test their suitability against impacts on biodiversity and geodiversity.</p>
<p>Compatibility with Neighbouring Land Uses and/or Sensitive Receptors (existing or proposed)</p>	<p>Mineral development can give rise to a number of impacts on the amenity of the surrounding properties and land uses. The principle amenity impacts are from noise, dust, vibration and light. The exact nature of these impacts will depend upon the mineral being extracted, and the processes used to do so, together with the design and nature of the site.</p> <p>In the absence of detailed EIA, it is difficult to determine the impact mineral extraction will have on sensitive receptors and uses. Sensitive receptors include residential properties and sensitive neighbouring facilities may include hospitals, schools, care homes, offices, recreation and tourist attractions, public rights of way, footpaths, cycleways, bridleways, open access land and byways.</p> <p>The existence of sensitive receptors and uses does not mean that extraction would not be permitted but it provides an indication of the context and potential for issues to arise. Given that these impacts will vary from site to site and depend on the type of mineral being extracted and the methods to do so.</p> <p>The council's Environmental Health team will be asked to provide a broad assessment of the potential impacts of proposed mineral sites.</p>
<p>Cumulative Impacts</p>	<p>The proximity of existing and proposed minerals sites has the potential to give rise to cumulative impacts e.g. increased HGVs, amenity, landscape. The potential and type of cumulative impact will be assessed in broad terms.</p>
<p>Flood Risk/Water Resources</p>	<p>Flood Zones are defined by the Environment Agency and are present on their flood mapping. Flood Zone 1 represents an area with less than a 0.1% chance of flooding (a 1 in 1,000 year flood event). Flood Zone 2 and Flood Zone 3a represent areas with greater than a 0.1% and a 1% chance of flooding respectively (1 in 1,000 year and 1 in 100 year flood events). The functional flood plain (Zone 3b) comprises land where water has to flow or be stored in times of flood.</p> <p>The Environment Agency Flood Zones only show flood risk as of the situation today. However, when planning for new development the risk over the lifetime of development needs to be considered taking into account the effects of climate change. The council's Strategic Flood Risk Assessment (SFRA) identifies flood zones based on the lifetime of the development in certain areas. Where this information is available these flood zones will be used for the purpose of this assessment. The flood zones described above relate to fluvial and tidal flooding (flooding from rivers and the sea).</p> <p>Surface water flooding can also be an issue. The Environment Agency has published a surface water flood map for England which identifies areas of high, medium, low and very low surface water flood risk, together with information</p>

	<p>on velocity and depth. A low risk surface flooding event has a similar likelihood of occurring as flood zone 2 events of between 0.1% and 1% chance.</p> <p>Whilst flooding may not provide an absolute constraint to development, it may limit the development potential of the site or involve additional costs which may affect the viability of the site. On the other mineral workings, depending on their location may in long term assist in the creation of flood prevention or flood storage schemes.</p> <p>It should be noted that in terms of flood risk minerals workings and processing (with the exception of sand and gravel working) are classed as being a “less vulnerable” use. Sand and gravel working is considered to be a water compatible use (Planning Practice Guidance - 065 Reference ID: 7-065-20140306 – Table 2: Flood Risk Vulnerability Classification)</p> <p>The water environment is an important consideration in determining the overall suitability of minerals extraction in a specific locality, and extracting minerals has the potential to affect local hydrology. The key issue that will be examined is the site’s proximity of to a Groundwater Protection Zone 1 or 2 and/or a Principle Aquifer.</p> <p>The council’s drainage team will be asked to provide comments on these matters.</p>
Ground Conditions	<p>Ground conditions are often important in deciding where development can take place and the suitability of sites. Therefore, the assessment will seek to identify whether any of the proposed sites have issues with ground contamination or instability. The council’s Environmental Health team will be consulted in this regard.</p>
Historic Environment	<p>The environmental context of mineral resources often forms part of historic environment and the impact of extracting minerals in that context needs to be assessed. It is also important to consider the immediate and wider setting of the heritage assets as set out in both legislation and national policy. This topic heading will consider the existence of Scheduled Ancient Monuments, conservation areas, listed buildings, historic parks and gardens, and non-designated heritage assets.</p> <p>Non-designated Heritage Assets can include locally listed buildings, non-registered parks or gardens, historic landscapes, sites with known and potential archaeological evidence and sites identified as having local heritage significance, recorded in the North Lincolnshire Historic Environment Record (HER).</p> <p>Historic England and North Lincolnshire’s historic environment Officers will be consulted on sites to test their suitability against impacts on the historic environment. The in-house assessment will be based on an appraisal of the current records, including GIS data, held within the North Lincolnshire Historic Environment Record, and professional expertise.</p> <p>It should be noted that a desktop study is not a substitute for detailed heritage assessment which may be undertaken at any stage and may alter the assessment of site suitability in relation to designated and non-designated heritage assets and their settings.</p>
Landscape	<p>This section of the appraisal will consider the impact of working minerals on the landscape and any relevant landscape designations. The assessment will consider the existing topography and contours, the depth of mineral to be extracted, the proposed restoration and the impact in terms of landscape change.</p>
Legal Issues or Covenants	<p>It is essential that sites are deliverable; therefore it is important to understand whether or not there any legal impediments that would prevent this. In some cases, sites may have legal restrictions or covenants placed on them that need to be address before development can happen.</p>
Vehicular Access/Traffic Generation	<p>Development of new minerals sites or intensification can involve significant vehicle movements and impact on highway safety and amenity. This topic heading will look at the hierarchy level of the road to be used to access the site, the distance to the strategic road network, whether a new or existing access would be required, and access to sustainable transport modes to transport materials. Detailed Transport Assessment is not considered at this stage as that would be dealt with at the planning application stage.</p> <p>The Highway Authority and Highways England will be consulted to understand the access implications for sites and their impacts on the local and strategic highway network.</p>
Other Criteria	<p>HSE Zones Pipelines Proximity to the transport network.</p>

Stage Three: Internal Review

7.9 In order to provide a robust and transparent process the site assessments will be internally reviewed to ensure a consistent and fair approach has been taken. An assessment of those sites screened out at stage one will also be included in this review.

Stage Four: Review of Landbank

7.10 The local authority produces a joint Humber Local Aggregate Assessment on annual basis. This sets out details of aggregate sales and reserve data, and forms the basis for establishing resource requirements in the area. However, it

should be noted that a landbank in excess of seven years (sand and gravel) or ten years (crushed rock) or 10 or 15 years for silica sand should not be seen as a reason not to make site specific allocations within the Local Plan.

Stage Five: Final Recommendations

- 7.11 When all sites have been assessed and the assessments reviewed, a final recommendations report will be produced setting out those sites which are recommended as allocations. Wider preferred area or areas of search may also be recommended identified as part of the Local Plan making process. These may have particular merit where specific sites cannot be identified. Should this be the case, the preferred areas or areas of search will be subject to assessment.
- 7.12 A Sustainability Appraisal of the selected sites and reasonable alternatives will be carried out prior to sites being selected and included within the either the Preferred Options or Submission (Publication) Draft versions of the Local Plan.

SITE ASSESSMENT FORM

Site Overview		
Location Map		
Site Reference		
Settlement (Nearest)		
Site address		
Site size (Ha)		
Existing Land Use(s)		
Site and Surrounding Description		
Greenfield/Brownfield		
Type of Mineral		
Indication of Resource (million tonnes)		
Type of site (extension, existing allocation, new)		
Proposed Working Lifespan (Years)		
Name of Landowner and/or Proposer		
Ownership (if known) (Private, Public, Single, Multiple Owners)		
Planning History		
Relevant Planning History (Applications)		
Relevant Planning Policy Designations		
Stage 1: Absolute Constraints Check		
1. Deliverable within the plan period (2020 to 2038)?		
2. Is there sufficient evidence of the availability of the resource?		
3. Is the site in or adjacent to and/or likely to impact on internationally designated sites (Special Protection Areas, Special Areas of Conservation, RAMSAR Sites)?		
4. Is the site in or adjacent a Site(s) of Special Scientific Interest (SSSI)?		
5. Does the site include a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2* & 2, and Registered Parks and Gardens)?		
6. Is the site within the functional floodplain (Flood Zone 3b)		
7. Is the site located within Ancient Woodland?		
8. Is the site allocated in Development Plans for other land uses (e.g. housing, tourism, recreation etc.)		
Should the site be taken forward for further consideration?		
Are there any issues arising from Stage 1 which need to be carried forward?		
Stage 2: Suitability Assessment Criteria		
Criteria	Yes/No	Comments
Agricultural Land		

9. Is a significant part of the site located in an area of best and most versatile agricultural land?		
Amenity/Emissions		
10. Potential for impact of dust, fumes and emissions to air on nearby residents/sensitive receptors?		
11. Is the site located in or close to an existing Area Quality Management Area (AQMA)?		
12. Potential for adverse impact of noise and vibration on nearby residents/sensitive receptors?		
Aircraft Hazard		
13. Is the site within an Airfield safeguarding area (bird strike zone)?		
Biodiversity & Geodiversity		
14. Are there any protected species and/or habitats present on the site?		
15. Is the site in proximity (500m) to area to areas designated to be of national or local nature conservation importance (National Nature Reserves; Local Nature Reserve; Local Wildlife Site)		
16. Is the site in proximity to (250m) woodlands?		
17. Is the site in proximity (250m) to Local Geological Sites (LGS) and other sites identified for the geological or geomorphological importance?		
Compatibility with Neighbouring Land Use/Proximity to Sensitive Receptors		
18. Is the site with 250m of individual house/dwellings?		
19. Is the site with 250m of a settlement?		
20. Is the site within 250m of any other sensitive receptors existing or proposed (e.g. schools, hospitals, sensitive business uses, airfields, public or outdoor recreation uses, public rights of way, tourist/visitor attractions)?		
Cumulative Impacts		
21. Is the site located adjacent to or in proximity to other mineral workings?		
Flood Risk/Water Resources		
22. Is the site within SFRA Zones 2/3a or in area with a history of ground water flooding		
23. Are there likely to be other impacts on the quality and quantity of groundwater or surface water drainage?		
24. Is the site located within or adjacent to a Principle Aquifer or Source Protection Zone 1 or 2?		
Ground Conditions		
25. Are any known instances of contamination on the site?		
26. Is the site subject to any known stability issues?		
Historic Environment & Built Heritage		

27. Is there known archaeology in or in proximity to the site? If yes, is the archaeological potential likely to warrant preservation in situ?		
28. Is the site in proximity to (250m) a site or building with a nationally recognised designation (Scheduled Monuments, Conservation Areas, Listed Buildings grade 1 and 2*, Registered Historic Battlefields and Registered Parks and Gardens)?		
29. Are there any Grade II listed buildings in or in proximity to (250m) the site?		
Landscape		
30. Is it likely to have a visual impact on the Landscape?		
Legal/ Covenants		
31. Is the site subject to any legal agreements or covenants that would prevent delivery?		
Vehicular Access/Traffic Generation		
32. Is there suitable access to/from the site?		
33. Is the road network suitable to accommodate the transportation of materials to/from the site?		
34. Will there be any impacts on the public highway in relation to transport to/from the site?		
35. Are lorries likely to pass through settlements on their way to/from the primary and strategic road network		
Other Constraints		
36. Are there any other known physical constraints e.g. pipelines; proximity to transport infrastructure		
Review & Verification		
Review Undertaken By:		Review Date:
Is the assessment correct?		
Potential Site Allocation		
Other Relevant Information		
Conclusions/Recommendations		

